| 157.0 | 0004 | 0008.A | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 770,700 / 770,700 |
| | | | | | USE VALUE: | 770,700 / 770,700 |
| | | | | | ASSESSED: | 770,700 / 770,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 181 | | WAVERLY ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | FORD JOHN M & CATHLEEN T |
| Owner 2: | LIFE ESTATE |
| Owner 3: | |
| Street 1: | 181 WAVERLY ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FORD JOHN M & CATHLEEN T - |
| Owner 2: | - |
| Street 1: | 181 WAVERLEY ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1911, having primarily Wood Shingle Exterior and 2524 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 8 | Ledge |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6500.000 | 339,300 | 900 | 430,500 | 770,700 |
| Total Card | 0.149 | 339,300 | 900 | 430,500 | 770,700 |
| Total Parcel | 0.149 | 339,300 | 900 | 430,500 | 770,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.35 | /Parcel: 305.3

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 104611
GIS Ref:
GIS Ref:
Insp Date: 06/30/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 157.0-0004-0008.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 339,300 | 900 | 6,500. | 430,500 | 770,700 | 770,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 262,400 | 1000 | 6,500. | 430,500 | 693,900 | 693,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 271,100 | 1000 | 6,500. | 362,900 | 635,000 | 635,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 271,100 | 1000 | 6,500. | 332,100 | 604,200 | 604,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 271,100 | 1000 | 6,500. | 282,900 | 555,000 | 555,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 255,900 | 1000 | 6,500. | 246,000 | 502,900 | 502,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 255,900 | 1000 | 6,500. | 227,600 | 484,500 | 484,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 255,900 | 1000 | 6,500. | 216,500 | 473,400 | 473,400 | | 12/13/2012 |

!12303!

PRINT: Date 12/11/20 | Time 02:24:08

LAST REV: Date 08/28/18 | Time 12:38:29 | mmcmakin

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12303

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FORD JOHN M & C | 71309-451 | 1 | 7/13/2018 | Convenience | 10 | No | No | | |
| | 14772-290 | | 10/1/1982 | | 104,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 104611 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/30/2018 | MEAS&NOTICE | HS | Hanne S |
| 3/11/2009 | Inspected | 189 | PATRIOT |
| 12/15/2008 | Measured | 345 | PATRIOT |
| 2/12/2000 | Inspected | 263 | PATRIOT |
| 12/1/1999 | Measured | 268 | PATRIOT |
| 7/30/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6500 | | Sq. Ft. | Site | | 0 | 70. | 0.95 | 7 | | | | | | | | | 430,498 | | | | | | 430,500 | |

Total AC/HA: 0.14922 | Total SF/SM: 6500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,498 | Spl Credit | Total: 430,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | RED | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1911 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.06600630 |
| Const Adj.: | 1.00489950 |
| Adj $ / SQ: | 133.904 |
| Other Features: | 97000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 491737 |
| Depreciation: | 152439 |
| Depreciated Total: | 339299 |

## COMMENTS

PDAS. OF=BMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 9 | BRs: | 4 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

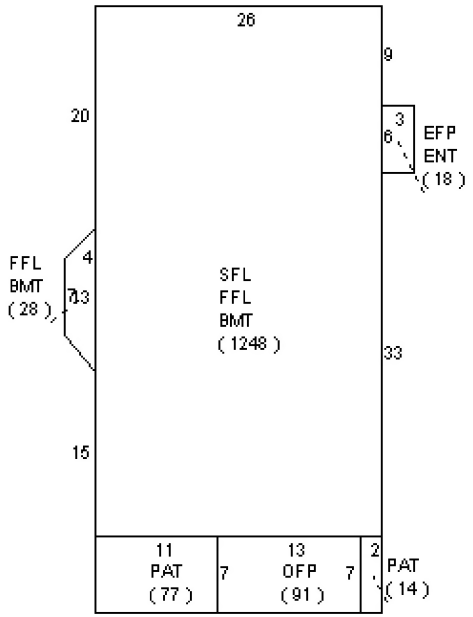
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 4 | M |
| Totals | | | |
| 1 | 9 | 4 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,276 | 40.170 | 51,258 |
| FFL | First Floor | 1,276 | 133.900 | 170,861 |
| SFL | Second Floor | 1,248 | 133.900 | 167,112 |
| OFP | Open Porch | 91 | 34.800 | 3,167 |
| PAT | Patio | 91 | 6.030 | 549 |
| EFP | Enclos Porch | 18 | 72.960 | 1,313 |
| ENT | ENTRY | 18 | 26.530 | 478 |
| | Net Sketched Area: | 4,018 | Total: | 394,738 |
| Size Ad | 2524 | Gross Are | 4018 | FinArea 2524 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 133.90 |
| Special Features: | 0 | Val/Su Net: | 84.44 |
| Final Total: | 339300 | Val/Su SzAd | 134.43 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

157.0-0004-0008.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 250 | G | AV | 1993 | 4.69 | T | 20.8 | 101 | | | 900 | | | 900 |

| More: | N | Total Yard Items: | 900 | Total Special Featues: | | Total: | 900 |
|---|---|---|---|---|---|---|---|